

Notice of Complete Application And Optional SEPA Notice

The responsible official has a reasonable basis for expecting to issue a SEPA Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS) on this project. As such, the optional DNS/MDNS notice process is being used pursuant to 14.02.135 BMC. This may be the only opportunity to comment on the environmental impacts of the proposal.

Issue date: January 12, 2017

End of comment period February 2, 2017

Applicant: Best Harbour LLC
2905 170th St. SW
Lynnwood, WA 98037

Agent: Greg Chandler, Best Harbour LLC

Hearing information, if applicable: Not Applicable

Project case number: GRAR2016-09391, SEP2016-09382

Project name: Best Harbour Homes 5 Unit Multi-family

Project description: The applicant proposes to construct five (5) three-story detached condominium units on the premises. Vehicular access will be taken off of the alley on the north. Each condominium unit will have a two car garage and five additional surface parking spaces will be provided. A 1030 sf. recreational area is proposed in the northwest corner of the property off of the alley. The existing home on site will be demolished.

Project location: 10332 NE 187th St. Bothell WA 98011

Other permit applications pending with this application: Building permits for each condominium unit, right-of-way permit and utility connection permits.

Other permits approved or required, but not included with this application: NA

Special studies requested of the applicant at this time (RCW 36.70B.070): NA

Existing documents that evaluate the impacts of the proposed project: Environmental checklist, Geotechnical Report, Drainage Report and civil and construction plan set.

Application received: December 2, 2016

Date of notice of complete application: January 6, 2016

The proposal includes the following mitigation measures under applicable codes, if an MDNS is expected:

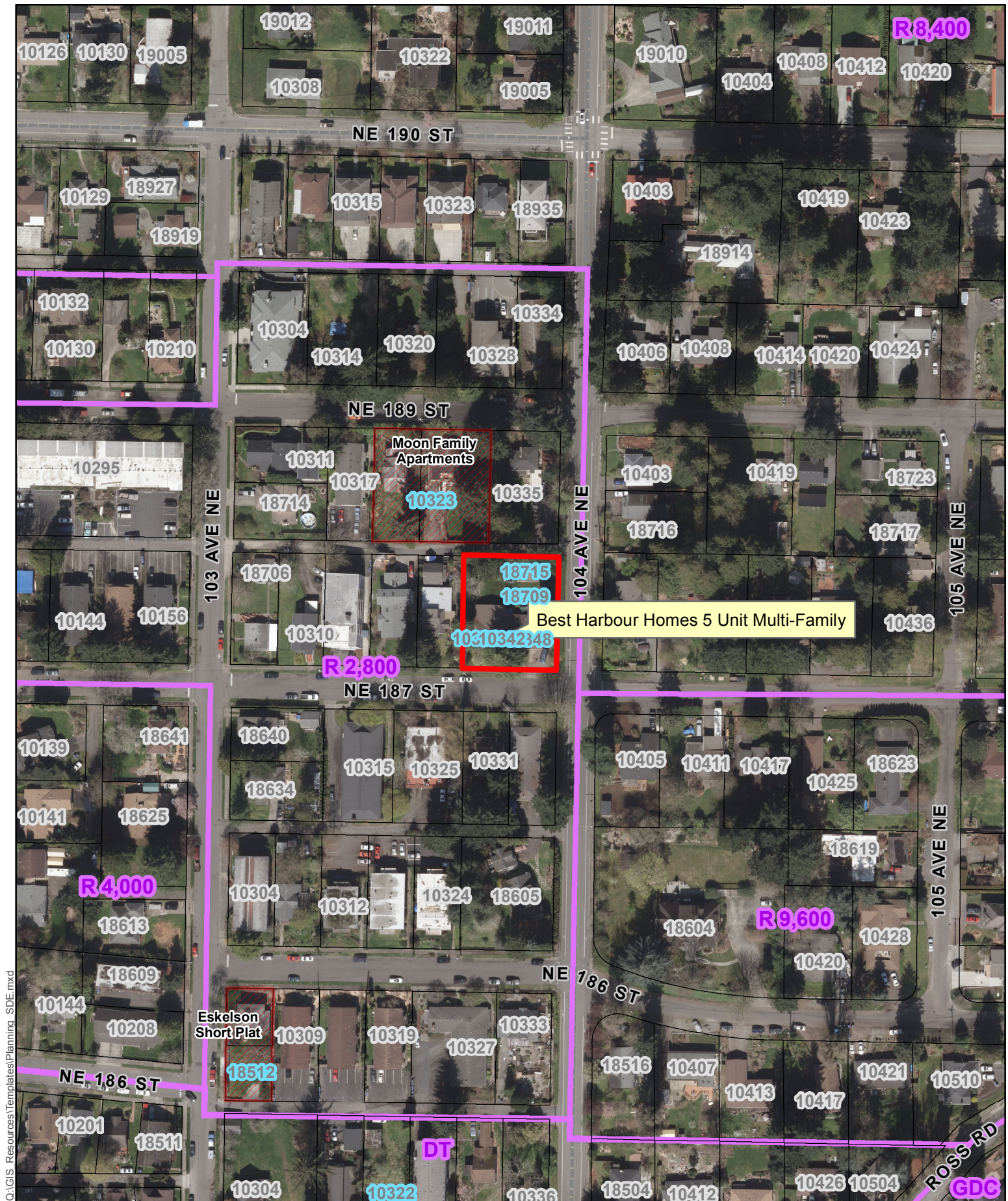
- An MDNS is not expected. The Responsible Official anticipates issuing a DNS on this project.

A copy of the subsequent threshold determination for the specific proposal stating the time period for filing an appeal **may be obtained upon request** (in addition, the city may maintain a general mailing list for threshold determination distribution)

A preliminary determination of overall project consistency has not been made at the time of this notice. The following applicable development regulations will be used for project mitigation and consistency: Bothell Municipal Code Titles: 11-Administration, 12-Zoning, 14-Environment, City of Bothell Design and Construction Standards and Specifications, Imagine Bothell...Comprehensive Plan.

Every person has the right to comment on this project by submitting those comments in writing to Amanda Davis at the Department of Community Development within the comment period identified above. Those who may wish to receive notice of and participate in any hearings, and/or request a copy of the decision once made and any appeal rights may also submit such requests to the Department of Community Development.

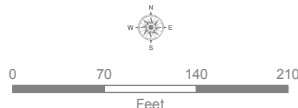
Project files, plans and documents are available for viewing and/or copying (at the requestor's cost) and are located at the Department of Community Development, Bothell City Hall, 18415 101st Ave NE, Bothell, WA 98011. Please phone (425) 806-6400 and arrange a time to view these documents prior to your visitation to the Department.



Q:\GIS Resources\Templates\Planning_SDE.mxd

Best Harbour Homes 5 Unit Multi-Family Project

Legend
 Zoning



The City of Bothell delivers this data (map) in an AS-IS condition. GIS data (maps) are produced by the City of Bothell for internal purposes. No representation or guarantee is made concerning the accuracy, currency, or completeness of the information provided.
 Date: 1/5/2017



A. BACKGROUND

EVALUATION
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1. **Name of proposed project, if applicable:**
Bothell Homes
2. **Name of applicant:**
Greg Chandler
3. **Address and phone number of applicant and contact person:**
2905 170th Ave SW
Lynwood, WA 95037
Phone: 425.745.0230
4. **Date checklist prepared:**
09/13/2016
5. **Agency requesting checklist:**
City of Bothell Community Development and Public Works
6. **Proposed timing or schedule (including phasing, if applicable):**
The project will be constructed in one phase, with the infiltration trench construction occurring at the end of the project to prevent compaction the native subgrade. The project is likely to be constructed during the spring of 2017 (subject to owner's discretion).
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
There is no current plan for future additions. The following construction, the lot will be at the maximum lot density allowed (1 residence per 2,800 SF).
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
No environmental documents are required to be prepared as part of this submittal. Landscaping plans will be submitted at a later date, and should be designed to provide an aesthetically pleasing site landscaping coverage in line with City of Bothell requirements. A geotechnical engineer has already performed a geotechnical engineering evaluation.
9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**
No known applications are pending for government approval at this time.
10. **List any government approvals or permits that will be needed for your proposal, if known.**
The City of Bothell will be reviewing and approving the Civil Improvement Plans for issuance of Building Permit Approval.

EVALUATION
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11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The project proposes to replace one existing single family residence with accessory structure with 5 townhomes with 15 total parking spaces and accompanying utility improvements. The completed project intends to infiltrate all stormwater up to the 100-year storm onsite, thereby improving off the existing sheet flow to the City's System.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project is located at 10332 NE 187th St in Bothell, WA (Section 5, Township 26N, Range 5E). See page C01 of the project plans for the legal description of the site.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one):

Flat, rolling, hilly, steep slopes, mountainous,
other _____

- b. What is the steepest slope on the site (approximate percent slope)?
15%

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The site contains weathered glacial till underlain by unweathered glacial till, which is consistently described as silty fine to medium grained sands with gravel, meeting the classification of sandy loams based on laboratory testing. A geotechnical investigation with 4 test pits is included with the drainage report.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no indications or history of unstable soils in the vicinity.

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- e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

The proposed filling and grading is needed for the construction of the parking area, driveway and pedestrian access, and preparation of subgrade for building slabs infiltration facility. The preliminary grading quantities are as follows:

Total Site Cut: 692 CY

Total Site Fill: 294 CY

Total Net Cut: 398 CY

- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

Erosion could occur during clearing and construction, but not if appropriate erosion control measures are implemented. The most probable cause of erosion would be rainfall onto exposed soils. See Part H of this question for erosion control measures.

- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Currently, approximately 31% of the project site is covered with impervious surfaces. About 62% of the project site will be covered with impervious surfaces after project construction.

- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

Proposed erosion control measures include: A stabilized construction entrance, silt fencing downstream of the improvements, chain link fencing protecting all trees to be retained, storm drain inlet protection on all catch basins susceptible to runoff during construction, and daily street cleaning on the alley to the north of the site, 104th Ave N, and NE 187th St. All disturbed areas that will not be paved will be stabilized by planting and mulching immediately after construction.

2. Air

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If**

any, generally describe and give approximate quantities if known.

Dust and automobile emissions to the air may result from construction.

Automobile emissions to the air will result from post-construction conditions due to dwelling unit increase from the current 1 unit to 5 units. Quantities are not known.

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

No known off-site sources of emissions or odor will affect this proposal.

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

No measures are proposed to reduce or control emissions or other impacts to air.

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3. Water

- a. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

The Sammamish River is approximately 1,000 feet downstream of the project site. Available City of Bothell GIS shows stormwater discharging directly into the Sammamish River

- b. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

The project will not require work over, in, or within 200 feet of the Sammamish River.

- c. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected.**

Indicate the source of fill material.

Does not apply.

- d. **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

The proposal will not require surface water withdrawals or diversions.

- e. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The parcel does not lie within a 100-year floodplain.

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- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The project does not involve any discharge of waste materials to surface waters.

g. Groundwater:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn. All proposed impervious areas have been designed to fully infiltrate. Therefore, stormwater will be discharged to ground water through infiltration, however the existing subgrade of the proposed infiltration facility has a CEC content of greater than 5 meq, which classifies it as adequate to be used as an in-situ treatment medium. All water entering the infiltration facility is additionally routed through CB#1, a Type 1 Catch Basin with a 2.0' sump for settlement of fines and a mesh grate on the pipe that outlets to the infiltration trench.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged into the ground from septic tanks or other sources.

h. Water runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

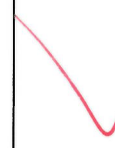
Will this water flow into other waters? If so, describe.

The source of runoff will be stormwater. Stormwater will be infiltrated through the proposed infiltration trench which will have a four (4) foot deep rock stormwater storage layer. The infiltration trench has been sized using the WWHM 2012 to fully infiltrate all flows up to the 100-year storm, and outlet any overflows into the City of Bothell public storm drain in 104th Ave NE.

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2) **Could waste materials enter ground or surface waters? If so, generally describe.**

Waste materials will not enter surface waters as there are no surface waters within the immediate vicinity of the project site, and overflow is designed to only occur for storms in excess of the 100-year storm. Waste materials could enter the ground water by infiltrating through the infiltration trench. However, the infiltration trench's subgrade's CEC capacity of >5 meq qualifies it as adequate for treatment media, so it is unlikely that pollutants will reach the main groundwater table. In addition the infiltration facility is preceded by a Type 1 Catch Basin with 2.0' sump for the settlement of fines. It is also unlikely that waste materials will be present on the site as it is primarily single family residences and not an industrial land use.



i. **Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**

Runoff water impacts will be reduced significantly through the infiltration facility. Ground water impacts will be reduced through settlement of fines using catch basins with sump between impervious surfaces and the infiltration facility, and by the soil subgrade testing as adequate to act as a treatment medium. The combination of these two will remove the majority of waterborne pollutants prior to reaching the main groundwater table.



4. **Plants**

a. **Check or circle types of vegetation found on the site:**

 X deciduous tree: alder, maple, aspen, other

 X evergreen tree: fir, cedar, pine, other

 X shrubs

 X grass

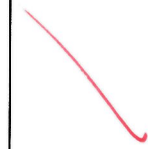
pasture

crop or grain

wet soil plants: cattail, buttercup, bullrush, skunk cabbage,
other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation



b. **What kind and amount of vegetation will be removed or altered?**

Approximately 8,000 SF of grass, shrubs, and will be removed and replaced with the various impervious surfaces including roadways, townhomes, and driveways. Approximately an additional 5,100 SF of pervious area will be cleared and replanted.



c. **List threatened or endangered species known to be on or near the site.**

No threatened or endangered species are known to be on or near the site.



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- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**
A landscaping plan will be submitted with the building permit plans.
Landscaping plans will include re-seeding the cleared area and adding native plants and trees as required.



5. Animals

- a. **Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:



- b. **List any threatened or endangered species known to be on or near the site.**

There are no known threatened or endangered species on or near the site.

- c. **Is the site part of a migration route? If so, explain.**

The site is not known to be part of a migration route.

- d. **Proposed measures to preserve or enhance wildlife, if any:**

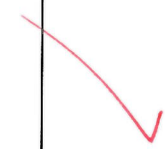
No measures to preserve or enhance wildlife have been proposed.



6. Energy and natural resources

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

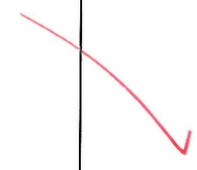
Electric will be the main source of energy for the completed project's needs.
There is a natural gas main serving the site from 104th Ave NE, and the new homes may also be served by this gas main.



- b. **Would your project affect the potential use of solar energy by adjacent properties?**

If so, generally describe.

No, our project will not affect the potential use of solar energy by adjacent properties.



- c. **What kinds of energy conservation features are included in the plans of this proposal?**

List other proposed measures to reduce or control energy impacts, if any:

No energy conservation features are proposed.



7. Environmental health

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- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?**

If so, describe.

No environmental health hazards will occur as a result of this proposal.

- 1) Describe special emergency services that may be required.**

There is no known or expected emergency services that will be required as a result of this proposal.

- 2) Proposed measures to reduce or control environmental health hazards, if any.**

There is no known or expected environmental health hazards that will occur as a result of this proposal.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

No noise that exists in the area will affect this project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

On a short-term basis, construction noise will be created by the project during work hours. On a long-term basis, the project should only create minimal noise as the project adds 4 single family residences to a residential zoning area. Therefore, only typical noises from a residence would be expected during normal hours.

- 3) Proposed measures to reduce or control noise impacts, if any:**

No measures to reduce or control noise impacts are proposed.

8. Land and shoreline use

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- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.?**

The current use of the site is a single family residence, and the proposal will convert the site into five (5) single family residences. To the west is an existing single family residence, and to the north, east, and south are roads with single family residences beyond them. The development will not affect land use for any of these properties.

- b. Has the site been used for agriculture? If so, describe.**

No, the site has not been used for agriculture.

- c. Describe any structures on the site.**

The site contains a 3322 SF single family residence, detached 555 SF accessory structure, a 509 SF driveway from NE 187th St, and 866 SF of patio, walkway, and walls.

- d. Will any structures be demolished? If so, what?**

All existing structures will be demolished.

- e. What is the current zoning classification of the site?**

The project is located within a Residential 2,800 zoning area.

- f. What is the current comprehensive plan designation of the site?**

The existing comprehensive plan designation of the site is: Residential 1 building per 2,800 sq. ft. of net buildable area.

- g. If applicable, what is the current shoreline master designation of the site?**

There is no current shoreline master designation for the site.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

No critical areas have been classified onsite.

- i. Approximately how many people would reside or work in the completed project?**

Using an average of 2.5 people per household, approximately 13 people would reside in the completed project.

- j. Approximately how many people would the completed project displace?**

There are no current residents to be displaced.

- k. Proposed measures to avoid or reduce displacement impacts, if any:**

No displacement impacts are expected.

1. **Proposed measures to ensure the proposal is compatible with existing and proposed land uses and plans, if any:**
No additional measures are proposed.

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9. **Housing**

- a. **Approximately how many units will be provide, if any? Indicate whether high, middle, or low-income housing.**
A net of four single family residences are added by this project. They are expected to be middle to high income houses.
- b. **Approximately how many units, if any, would be eliminated? Indicate high, middle or low-income housing.**
One unit would be replaced.
- c. **Proposed measures to reduce or control housing impacts, if any.**
Additional housing is being provided, no impact to housing is expected.

10. **Aesthetics**

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed.**
Based on current architectural plans, the proposed buildings are approximately 32 feet, 10 inches high. The principal exterior building material will be fiber cement panels (Hardie) with plank siding.
- b. **What views in the immediate vicinity would be altered or obstructed?**
No significant view paths will be altered or obstructed by the development.
- c. **Proposed measures to reduce or control aesthetic impacts, if any.**
Tree planting and landscaping are proposed to mitigate aesthetic impacts.

11. **Light and Glare**

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**
The single family residences are likely to produce glare during the morning and evening off of windows, and lighting at night from internal and external lights.
- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**
Light and glare from the finished project is unlikely to present a safety hazard, and is consistent with the surrounding developments and zoning.
- c. **What existing off-site sources of light or glare may affect your proposal?**
Surrounding housing may cause glare or light onto the site.

- d. **Proposed measures to reduce or control light and glare impacts, if any:**
If deemed necessary, landscaping could help reduce or control impacts from and onto the site.

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12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**
Parks and concrete walks are available in the immediate vicinity of the site.
- b. **Would the proposed project displace any existing recreational uses? If so, describe.**
The project would not displace any existing recreational uses.
- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**
No measures are proposed

13. Historic and Cultural Preservation

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**
The existing building onsite was built in 1942 and renovated in 1976, but has not been evaluated for eligibility for preservation. Based on determinations for similar housing in surrounding areas as ineligible, it is not expected that this building will be eligible for preservation registers. No known places or objects listed on, or proposed for, national, state, or local preservation registers are on or next to the site.
- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**
Per WISAARD the site is in a low to moderate risk area, no material evidence of found historic use or occupation was present in WISAARD mapping.
- c. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**
No measures proposed.

*To be Reviewed.
By Landmark
Consult*

14. Transportation

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- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**
Existing site access is from NE 187th St. and the alley on the north side of the site. After construction, access to the site will be from the Alley to the north of the site, via a paving of the existing access to the north side of the lot as shown on the site plans.
- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**
The site is currently served by public transit. There are 2 westbound (#C2745, #76218), 3 eastbound (#76216, #76220, #76298), and 1 southbound (#C1487) stops within 0.5 miles.
- c. **How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**
The existing 2 parking stalls will be replaced by 15 total parking spaces (2 under each building, and 1 additional space onsite). The proposed project results in adding a net of 13 spaces (13 added, 2 relocated)
- d. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**
Per the pre-application notes, a widening of 104th Ave NE, and improvement of Northwest corner of 104th Ave NE and NE 187th St is required. This includes an addition of a bike lane from the intersection of the alley and 104th Ave NE and the intersection of 104th Ave NE and NE 187th St. The existing access off of NE 187th St will be removed and replaced by access from the alley. These improvements will be publically owned.
- e. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**
The project is not in the vicinity of water, rail, or air transportation.
- f. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**
Based on the University of Wisconsin's Traffic Impact Analysis guide, as recommended by Washington DOE, vehicular trips for 3 new single family residences will cause an increase of approximately 37 trips per day. Peak hours are likely to be during morning and evening rush hours. Commercial vehicle proportions of traffic are likely to be low, due to the residential nature

of the development.

- g. Proposed measures to reduce or control transportation impacts, if any:
No measures are proposed.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)?
If so, generally describe.
An increased need for public services will not be needed due to this project.

- b. Proposed measures to reduce or control direct impacts on public services, if any.
No measures to reduce or control direct impacts on public services are proposed.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
The proposed infiltration facility will be privately maintained. Other proposed drainage infrastructure includes a Type 1 Catch Basins, cleanouts, a yard drain, and conveyance pipes. Sanitary sewer will connect using the existing stub from the 8" main in the alley to the north of the site. Water will be provided with 5 new water service taps off the existing 8" main in NE 187th St. Electricity will be provided via reuse of the existing overhead power strike and will be served by Puget Sound Energy.

EVALUATION
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C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Tim Gabelein Digitally signed by Tim W Gabelein
Date: 2016.09.13 15:13:48 -07'00'

Name of signee Tim Gabelein, PE

Position and Agency/Organization Principal of Civil Engineering, DCG Inc.

Date Submitted: 9/13/16